



GUIDELINES FOR REMOVAL OF SNOW AND TREATMENT OF ICE

The first priority for snow removal will be driveways and unit entrance walkways; then the parking pads, where accessible. Driveways, unit entrance walkways, and parking pads will be cleared of snow only after three (3) inches or more of snow has fallen, it has stopped snowing, and the temperature is forecasted to remain below 32 degrees for the next 24 hours. Large snows may require multiple removals. The snow removal contractor, the management company, and the Shadow Lake Snow Captain will be in constant contact to determine when snow removal and /or treatment with de-icer are warranted. They will look at the safest method for the homeowners while also trying to make the most cost efficient approach.

We have requested that the snow removal contractor have a crew in all sections of the community. Since it is the smallest area, as soon as they finish Misty Cove Way, that the crew will move to Shadow Ridge to provide additional help there. Please do not ask the snow removal contractor's employees for special services when you see them in the community. The contractor is instructed to remain on a planned removal schedule. Individual requests hamper the overall snow removal plans and contribute to

escalated costs to all homeowners.

When there is an ice storm, the snow removal contractor, the management company and the Shadow Lake Snow Captain will determine the appropriate action to take. Typically, with an ice storm, the contractor will apply ice retardants to treat the driveways, unit entrance walkways, and parking pads once the event has stopped provided the temperature is forecasted to remain below 32 degrees for the next 24 hours. (We recommend that homeowners stock their own ice retardants to cover those in-between times).

The Clubhouse will be given a normal snow removal to the end of the first parking section; however, no special treatments will be given to the Clubhouse. If the Clubhouse is rented, the renter will be responsible for any additional services that they would like. They may choose to cancel their reservation under these conditions and their deposit will be refunded. It is not cost effective to provide special services for a Clubhouse rental.

Remember, the City of Cold Spring takes care of the main and side streets in our community. The community sidewalks will not be treated during a snow or ice event.

Please note: These are "guidelines" only. Our primary concern is safety of our homeowners. The Shadow Lake Snow Captain will be in constant contract with the snow removal contractor and the management company to determine the best action to take based on each individual snow or ice event.

Please remember to put your vehicle in the garage if you want the driveway and parking pad cleaned.



Welcome
New Resident
Eileen Haigis
505 Shadow Ridge Drive



Declaration Amendment #25

Find enclosed a copy of Amendment #25 to the Master Deed. Please keep this with your original Master Deed for the property.

SHADOW LAKE DIRECTORY

Sue Hoppenjans is in the process of updating the Shadow Lake Directory. Homeowners are asked to review their listing in the 5/2009 edition. If it is not accurate, or you are not listed in the Directory, please call Sue at 442-0366 or send her an email at schoppenjans@zoomtown.com with the appropriate information. If you have already provided Sue with new or updated information, you don't need to do it again.

FINANCIAL REPORT YEAR-END

Find enclosed the Financial Report for month ending December 31, 2009

Social Committee News

Upcoming Events



Our next event is the Soup and Side night scheduled for Tuesday, March 2nd at 6:30 p.m. We will furnish the soup and you bring the side (salad, dessert or hors d'oeuvre) and your favorite beverage. Please call Carol Wilson at 441-2660 or email to: cawilson40@hotmail.com for reservations, so we know how much soup to provide.

The 2010 Shadow Lake Neighborhood Yard sale is planned for Saturday, May 15 from 8 a.m. to 1 p.m.
We will advertise this event in the local paper.

New Social Committee Members

The Social Committee would like to welcome Wanda Suter and Rose Welscher to the committee and we are still looking for new members. Come join the fun and help plan our upcoming events!

Architectural & Maintenance Committee Report

In the fall of 2009 the Architectural and Maintenance Committee completed a ground level, visual inspection of the Shadow Lake property. Shingles, gutters, downspouts, siding, driveways, sidewalks, patios, porches, etc., were included in the inspection. Maintenance issues were categorized by type and prioritized for immediate repair or integration into the Reserve Fund Plans. Concrete damage surfaced as the top concern. Although it was the committee's intent to finish repairs before winter, circumstances necessitated rescheduling completion of the project to spring of 2010.

While the Architectural and Maintenance Committee plans to do a property inspection once a year, residents calling in concerns and repair requests to Towne Properties are the best source of information for ongoing, timely property maintenance. Working with the Board, our goal is to maximize available resources while keeping costs under control. If you have any questions or comments, architectural and maintenance issues are reviewed and discussed at each monthly Board Meeting.

SEASONAL DECORATIONS

Seasonal Decoration items (Christmas, Easter, Fourth of July, Halloween, etc.) are permitted, but may only be displayed 21 days prior to the holiday and must be removed no later than 7 days after the holiday. Christmas decorations, may be put up the Friday following Thanksgiving Day and removed no later than 7 days after New Year's Day.